

City Council  
Atlanta, Georgia

08-0-2438

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-08-82  
Date Filed: 11-12-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2284 Alvin Drive, N.W.** be changed R-4A (Single Family Residential) District to the RG-3 (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 248, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 248 of the 17th District of Fulton County, Georgia, more particularly described according to survey and plat made by Gordon Halley, Engineer, dated August 13, 1948, and revised October 20, 1950, as follows: Beginning at a point on the north side of the right of way of Old Hollywood Road 490.1 feet southeast from the intersection of Hollywood Road with Alvin Drive, NW; thence running northwest 141.7 feet along the north side of the right of way of the Old Hollywood Road to an iron pin 348.4 feet from the intersection of Hollywood Road and Alvin Drive, NW; thence running north 227.4 feet to an iron pin at the south side of Alvin Drive, NW; thence running 268 feet east from the intersection of Alvin Drive, NW, with the Hollywood Road; thence running east along the south side of Alvin Drive, NW, 215 feet to the west side of a 20 foot easement alley; thence running south 160 feet along the west side of said easement alley to a curve in said alley and continuing thence 150 feet along the west side of said easement alley to the starting point. The above described property being improved with a frame shell building and being recorded in Deed Book 2847, page 56, and dated May 19, 1953, Fulton County Records.

7-UB-08